

Kelly, Melissa

From: Correspondence Group, City Clerk's Office
Sent: Tuesday, June 03, 2014 11:46 AM
To: Public Hearing
Subject: FW: Concert property hearing June 3, 2014

From: Annette s.22 (1) Personal and Confidential
Sent: Monday, June 02, 2014 11:57 PM
To: Correspondence Group, City Clerk's Office
Subject: RE: Concert property hearing June 3, 2014

A few comments from people who are now directly affected by this rezoning application. We bought our condo in The Lido, across from this proposed site, 2 years ago now with the understanding that there were height restrictions in place to ensure our investment views would be secure.

The document "Rezoning proposal: regarding Building #5

1.1 states

- Adjust the maximum building height for the building at the north end of the site adjacent to Science World. A modest variation in the maximum height for this building is proposed to establish a landmark terminus and significant gateway to Southeast False Creek ("SEFC"), while also facilitating the creation of the City's standalone affordable housing building.

We have to strongly disagree that this is **NOT a modest variation** in the maximum height for this building as they suggest - they are asking for 9 METERS or 29.53 FEET more in height - that is far from a modest variation, adding 3 floors to the building.

This will completely change our unit as well as many many others in our building and others on the other side of Quebec street; and we thought that we were being informed buyers.

We do think that council, if this is given the go ahead, is changing the rules on the fly too much - how can people trust investing in properties when the rules change all the time.

The other point of contention we have arises from the "Form of Development" Photo 5.11 (continued) Private & Public Views, page 32

We have been involved in many of the city planning meetings as part of the neighbour redevelopment for our current residential area. A guiding principle has always been an awareness of streetscape to bring people onto the street, for liveability and safety, creating a neighbourhood.

After all the work that has been done in creating a 'vibe' in the Olympic Village, Quebec street as per this photo looks like a terrible barrier to access the public spaces. A solid wall of buildings seems to keep people out, not welcome them to the waterfront, it is not friendly.

Having the tallest building closest to the public waterfront increases that feeling of another barrier restricting access, not a "Gateway to SEFC" but a gate restricting access. Much nicer we would think to have greater park access in line with the waterfront.

If the increased height is somehow approved, we believe that the tallest building should be furthest from the water and all building slope or cascade down towards False Creek. We think that would be more aesthetically pleasing from the water front and the seawall and reduce the heaviness of 'the wall' at the front.

Again, our bias is that we are directly affected and very upset that height restrictions can be varied to such great degrees from when we purchased. We are also disappointed in what the drawings show of the streetscape and

the barrier created by the tallest building being at the front closest to the water rather than further away and cascading down to the waterfront.

We will be attending the meeting and look forward to the discussion,

Sincerely,

Annette & Ron La Brosse
Vancouver

Kelly, Melissa

From: Correspondence Group, City Clerk's Office
Sent: Tuesday, June 03, 2014 7:30 PM
To: Public Hearing
Subject: FW: 5 highrises 1st & Quebec

From: Leona Rothney s.22 (1) Personal and Confidential
Sent: Tuesday, June 03, 2014 7:20 PM
To: Correspondence Group, City Clerk's Office; Correspondence Group, City Clerk's Office
Subject: 5 highrises 1st & Quebec

I am concerned regarding the View cone #22. The lawsuit is pending and I think this project should remain on hold until this law suit is settled.

Kelly, Melissa

From: Leona Rothney s.22 (1) Personal and Confidential
Sent: Tuesday, June 03, 2014 7:25 PM
To: Correspondence Group, City Clerk's Office; Correspondence Group, City Clerk's Office
Subject: 1st and Quebec -Concert Properties

An **18-storey tower** proposed in the Concert Properties rezoning protrudes into the original wide **View Cone 22** (Main Street). This view cone is the topic of an ongoing **lawsuit** filed against the City of Vancouver. Further details are available in the *Straight* article: City of Vancouver taken to court over view corridors (by Martin Dunphy, March 5, 2014). The lawsuit alleges that the City illegally narrowed this protected view cone.